



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ADDRESS ALL CORRESPONDENCE TO:
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ALHAMBRA, CALIFORNIA 91802-1460

May 06, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

64 May 6, 2014

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT ANNUAL BENEFIT ASSESSMENT – FISCAL YEAR 2014-15 CONTINUATION (ALL SUPERVISORIAL DISTRICTS) (3 VOTES)

SUBJECT

This action is to continue the levy of the annual Los Angeles County Flood Control District Benefit Assessment for Fiscal Year 2014-15 at the same rates as were charged for Fiscal Years 1996-97 through 2013-14. This act will provide approximately \$110.3 million for flood control purposes.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Find that the adoption of a Resolution determining and levying the annual Los Angeles County Flood Control District Benefit Assessment for Fiscal Year 2014-15 is exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the project.
2. Adopt the Resolution determining and levying the annual Los Angeles County Flood Control District Benefit Assessment on each parcel of land within the Los Angeles County Flood Control District for Fiscal Year 2014-15.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of these recommended actions is to find that the adoption of the enclosed Resolution is exempt from the California Environmental Quality Act (CEQA) and to provide for the continuation of the Los Angeles County Flood Control District (LACFCD) Benefit Assessment to finance a portion of the flood control services to be performed in the LACFCD during Fiscal Year 2014-15.

Continuation of the benefit assessment is necessary to supplement other limited revenues used to operate and maintain the flood control system, respond to storm threats and flooding emergencies, provide for construction of a limited number of needed storm drains, remediate seismic deficiencies, rehabilitate inlet/outlet works at our dams, and perform sediment removal from our debris basins and reservoirs. Revenue from the benefit assessment is also used to finance the LACFCD's obligations to meet requirements under the Federal Clean Water Act and State Porter-Cologne Water Quality Control Act, including permit requirements under the National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provisions of Operational Effectiveness (Goal 1) by maintaining and operating our flood control facilities, which provide flood protection to residents and improves the quality of life within the County of Los Angeles. Continuing this benefit assessment would provide the necessary funds to continue enhancing and maintaining our flood control system in a safe and effective operating condition.

FISCAL IMPACT/FINANCING

It is essential that the Board continue the annual LACFCD Benefit Assessment for Fiscal Year 2014-15, which will provide approximately \$110.3 million. If the assessment is not continued, all flood control services and programs, including the mitigation of flooding problems, operation and maintenance, emergency response to flood damage, and meeting requirements of the NPDES Municipal Stormwater Permit, would be severely impacted.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The LACFCD Benefit Assessment was first levied by the Board for Fiscal Year 1979-80, pursuant to former Gov't Code Sections 60400 et seq. (Stats.1979, c. 261, Sec. 1.5). Former Government Code Sections 60400 et seq. required that the continuation of the assessment be submitted to the voters for approval within one year. In the November 6, 1979, election, the electorate approved Proposition A, which authorized the LACFCD to continue to levy such assessment.

In 1982 former Government Code Sections 60400 et seq. were replaced by the Benefit Assessment Act of 1982. The Benefit Assessment Act of 1982 authorizes the LACFCD to continue the levy of the annual benefit assessment.

For every fiscal year since 1979-80, the Board has approved the continuation of this benefit assessment. As in previous years, this year's annual benefit assessment is proposed to be placed on the tax bill to be collected at the same time and in the same manner as the general property taxes.

As in the past, the recommended Fiscal Year 2014-15 benefit assessment is based on the estimated stormwater runoff from each parcel. The runoff factors, identified in Table 1 (Runoff Factors) of the enclosed Resolution, remain unchanged from the previous year. The runoff factors are based on the proportionate stormwater runoff from each parcel. The proportionate stormwater runoff is a function of the impervious area within each parcel.

For the purposes of the annual assessment, the LACFCD is divided into four zones. Each of the four zones in Table 2 (Benefit Assessment System Zone Table) of the enclosed Resolution is defined by

map book; map book and page; or map book, page, and parcel number. Each zone is shown on Figure 1 (Zone Map) of the enclosed Resolution.

Zones 3 and 4 consist of remote, nonurban lands that receive no flood control services from the LACFCD, and their runoffs leave the LACFCD area without being handled by any LACFCD facilities. Therefore, the assessment for the basic unit parcel in these zones is \$0.00, which results in zero benefit assessment charges in Zones 3 and 4. Zone 2 is located in the northern portion of the LACFCD and was established in recognition of its unique geographic and hydrologic characteristics. The assessment rate for the basic unit parcel in Zone 2 is \$5.95. Zone 1 is comprised of the remainder of the LACFCD. The assessment rate for the basic unit parcel in Zone 1 is \$28.85. For Fiscal Year 2014-15, it is recommended that the rates for all zones remain the same as the rates for Fiscal Years 1996-97 through 2013-14.

Property owners in Zone 1 can compute their assessments by finding the runoff factor assigned to the land use of their parcels in Table 1 and by using the following formula:

Assessment = \$28.85 x (area of parcel in acres) x (runoff factor for parcel) ÷ 0.0637

In Zone 2, property owners can compute their assessments by finding the runoff factor assigned to the land use of their parcels in Table 1 and by using the following formula:

Assessment = \$5.95 x (area of parcel in acres) x (runoff factor for parcel) ÷ 0.0637

In Zones 3 and 4, as explained above, there will be zero assessment levied.

For example, the assessments for two different one-acre parcels in Zone 1, which are designated with land use codes of a department store and vacant land, could be calculated by using the relevant runoff factors of 0.985 and 0.019 from Table 1 and the Zone 1 formula above, which would result in the assessment values of \$446.11 and \$8.61, respectively.

An assessment is being levied on all real property situated within the LACFCD area, except for government property, flood hazard areas, and property located in Zones 3 and 4. In addition to the information contained in this report, the official Office of the Assessor's map books and records of the County of Los Angeles are hereby referenced and are hereby incorporated into this report as if they were fully set forth.

An adopted Resolution is required to levy the annual benefit assessment. Ordinance No. 93-0038FC, adopted May 4, 1993, amended Chapter 15 of the LACFCD Code to provide that the annual LACFCD Benefit Assessment shall be levied by Resolution adopted by the Board. The enclosed Resolution, approved as to form by County Counsel, has been prepared for your consideration and adoption.

ENVIRONMENTAL DOCUMENTATION

Adoption of the enclosed Resolution determining and levying the annual LACFCD Benefit Assessment for Fiscal Year 2014-15 is for the purpose of meeting operating expenses and, therefore, is exempt from CEQA pursuant to Section 21080(b)(8) of the Public Resources Code and Section 15273(a) and (c) of the CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

If the annual LACFCD Benefit Assessment is not continued for Fiscal Year 2014-15, the current level of LACFCD services will be reduced by over 50 percent. These impacted services consist of all flood control programs, including the mitigation of flooding problems, operation and maintenance, emergency response to flood damage, and meeting the requirements of the NPDES Municipal Stormwater Permit.

CONCLUSION

Please return one adopted copy of this letter and signed Resolution to the Department of Public Works, Watershed Management Division. Also, please forward one adopted copy of both the letter and signed Resolution to County Counsel and the Auditor-Controller.

Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The signature is written in a cursive, flowing style.

GAIL FARBER

Director

GF:GH:sw

Enclosures

c: Auditor-Controller
Chief Executive Office (Rita Robinson)
County Counsel
Executive Office

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES, CALIFORNIA, ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
DETERMINING AND LEVYING THE ANNUAL FLOOD CONTROL
BENEFIT ASSESSMENT FOR FISCAL YEAR 2014-15

WHEREAS, former Government Code Sections 60400 et seq (Stats. 1979, c. 261, Sec. 1.5) authorized the Los Angeles County Flood Control District (hereinafter referred to as LACFCD) to impose a benefit assessment to finance the costs of providing flood control services within the LACFCD; and

WHEREAS, the LACFCD levied the first annual benefit assessment for Fiscal Year 1979-80; and

WHEREAS, in the special election of November 6, 1979, the voters of the LACFCD approved Proposition A, thereby authorizing the LACFCD to continue to levy benefit assessments on the real property in the LACFCD. Such voter approval was required by former Section 60406 of the Government Code, within one year after the levy of the initial benefit assessment; and

WHEREAS, former Government Code Sections 60400 et seq. were replaced, in 1982, by the Benefit Assessment Act of 1982, which authorizes the LACFCD to continue the levy of the annual benefit assessment.

WHEREAS, the LACFCD has levied the benefit assessment annually since Fiscal Year 1979-80; and

WHEREAS, the amount of money available from ad valorem taxes is inadequate to finance the operation of the existing flood protection system, to respond to flood emergencies, to perform maintenance and repairs, to install and improve flood control facilities, to mitigate flood and debris problems attributable to land developments, and to comply with the National Pollutant Discharge Elimination System Municipal Stormwater Permit requirements; and

WHEREAS, the Board of Supervisors of the LACFCD has received and reviewed the written report from the Director of Public Works, acting as the Chief Engineer of the LACFCD, regarding the annual benefit assessment for Fiscal Year 2014-15.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of the LACFCD, hereby determines and levies the annual benefit assessment on each parcel of real property in the LACFCD for Fiscal Year 2014-15, beginning July 1, 2014, as set forth herein:

1. Since the LACFCD's flood control services are necessitated by stormwater runoff, the Board finds that the most equitable basis by which to determine and levy the assessment is in proportion to the stormwater runoff attributable

to the area and land use of each parcel of real property within the LACFCD as shown on the local secured tax rolls of the County of Los Angeles;

2. The assessment for each parcel in Zone 1 of the LACFCD shall be derived by applying the following formula:

$$\text{Assessment} = \$28.85 \times (\text{area of parcel in acres}) \times (\text{runoff factor for parcel}) \div 0.0637$$

This charge shall be in addition to any ad valorem taxes levied by the LACFCD on such property or any tax revenue allocated to the LACFCD from such property;

3. The assessment for each parcel in Zone 2 of the LACFCD shall be derived by applying the following formula:

$$\text{Assessment} = \$5.95 \times (\text{area of parcel in acres}) \times (\text{runoff factor for parcel}) \div 0.0637$$

This charge shall be in addition to any ad valorem taxes levied by the LACFCD on such property or any tax revenues allocated to the LACFCD from such property;

4. In Zones 3 and 4, there will be zero assessment levied;
5. The runoff factor for each parcel shall be determined according to Table 1, attached hereto and by this reference incorporated herein. The zone designation of each parcel shall be determined according to Table 2, Benefit Assessment System Zone Table, and Figure 1, Zone Map, both of which are attached hereto and by this reference incorporated herein;
6. The assessment shall be collected for Fiscal Year 2014-15 from the tax roll at the same time and in the same manner as the general taxes of the County of Los Angeles;
7. The assessment formulas and runoff factors provided herein for parcels in Zones 1 and 2 remain the same as those imposed in Fiscal Year 2013-14;
8. If any portion of the levy, collection, or expenditure of the benefit assessment provided for herein is declared invalid or unconstitutional, the remaining levy, collection, or expenditure of the benefit assessment shall not be affected, but shall remain in full force and effect.

The foregoing Resolution was adopted on the 6th day of May, 2014, by the Board of Supervisors of the County of Los Angeles acting as the governing body of the Los Angeles County Flood Control District.



SACHI A. HAMAI
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By 
Deputy

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By 
Deputy

LA:sw

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TABLE 1
RUNOFF FACTORS

	Use Code	Use Code Description	Area Limits*	Zone	Runoff Factor
RESIDENTIAL	0100	Single	≤0.3257	1 & 2	0.4176
			>0.3257	1	0.0190
				2	0.0085
	010C	Condominium	≤0.3257	1 & 2	0.8194
			>0.3257	1	0.0190
				2	0.0085
	010D	Planned Residential Development	≤0.3257	1 & 2	0.4176
			>0.3257	1	0.0190
				2	0.0085
	010E	Condominium Conversion	≤0.3257	1 & 2	0.8194
			>0.3257	1	0.0190
				2	0.0085
	010F	Cooperative	≤0.3257	1 & 2	0.8194
			>0.3257	1	0.0190
				2	0.0085
	010H	Own-Your-Own	≤0.3257	1 & 2	0.8194
			>0.3257	1	0.0190
				2	0.0085
	010M	Modular Homes	≤0.3257	1 & 2	0.4176
			>0.3257	1	0.0190
				2	0.0085
	0200	Double, Duplex or Two-Unit	≤0.6514	1 & 2	0.4176
			>0.6514	1	0.0190
				2	0.0085
	0300	Three Unit	≤0.9771	1 & 2	0.6815
			>0.9771	1	0.0190
				2	0.0085
	0400	Four Unit	≤1.3028	1 & 2	0.8194
			>1.3028	1	0.0190
				2	0.0085
	0500	Five Or More Apartments or Units		1 & 2	0.8553
	0700	Mobile Homes	≤0.3257	1 & 2	0.4176
			>0.3257	1	0.0190
				2	0.0085
	0800	Rooming Houses		1 & 2	0.6815
	0900	Mobile Home Parks		1 & 2	0.8194

*Any area (in acres) in excess of specified amount uses the additional runoff factor for that area.

Benefit Assessment for Fiscal Year 2014-15					
B/A	\$28.85	\$5.95	\$0.00	\$0.00	x (area in acres) x (runoff factor) ÷ 0.0637
	Zone 1	Zone 2	Zone 3	Zone 4	

TABLE 1
RUNOFF FACTORS

	Use Code	Use Code Description	Area Limits*	Zone	Runoff Factor
COMMERCIAL	1000	Open		1 & 2	0.4733
	1100	Stores		1 & 2	0.9086
	1200	Store Combinations (With Office or Residence)		1 & 2	0.9086
	1300	Department Stores		1 & 2	0.9850
	1400	Supermarkets		1 & 2	0.9762
	1500	Shopping Centers (Neighborhood, Community)		1 & 2	0.9578
	1600	Shopping Centers (Regional)		1 & 2	0.9461
	1704	Office Buildings		1 & 2	0.9086
	1800	Hotels and Motels		1 & 2	0.9578
	1900	Professional Buildings		1 & 2	0.9578
	2000	Open		1 & 2	0.4733
	2100	Restaurants and Cocktail Lounges		1 & 2	0.9461
	2200	Wholesale and Manufacturing Outlets		1 & 2	0.9086
	2300	Banks And Savings & Loans		1 & 2	0.9578
	2400	Service Shops		1 & 2	0.9461
	2500	Service Stations		1 & 2	0.9578
	2600	Auto, Recreation & Constr. Equip., Sales & Service		1 & 2	0.9461
	2700	Parking Lots (Commercial-Use Properties)		1 & 2	0.9461
	2800	Animal Kennels		1 & 2	0.9578
	2900	Nurseries or Greenhouses	≤0.4136	1 & 2	0.4733
			>0.4136	1	0.0190
				2	0.0085
INDUSTRIAL	3000	Open		1 & 2	0.4733
	3100	Light Manufacturing		1 & 2	0.9086
	3200	Heavy Manufacturing		1 & 2	0.9086
	3300	Warehousing, Distribution, Storage		1 & 2	0.9086
	3400	Food Processing Plants		1 & 2	0.9578
	3500	Motion Picture, Radio And Television Industries		1 & 2	0.8194
	3600	Lumber Yards		1 & 2	0.9578
	3700	Mineral Processing		1 & 2	0.4733
	3800	Parking Lots (Industrial-Use Properties)		1 & 2	0.9086
	3900	Open Storage		1 & 2	0.6551

*Any area (in acres) in excess of specified amount uses the additional runoff factor for that area.

VACANT		Urban	1	0.0190
			2	0.0085
		Rural	1	0
			2	0

TABLE 1
RUNOFF FACTORS

	Use Code	Use Code Description	Zone	Runoff Factor
FARM	4000	Irrigated (Open)	1	0.0190
			2	0.0085
	4100	Irrigated (Fruits and Nuts)	1	0.0190
			2	0.0085
	4200	Irrigated (Vineyards)	1	0.0190
			2	0.0085
	4300	Irrigated (Vines and Bush Crops)	1	0.0190
			2	0.0085
	4400	Irrigated (Truck Crops)	1	0.0190
			2	0.0085
	4500	Irrigated (Field Crops)	1	0.0190
			2	0.0085
	4600	Irrigated (Pasture)	1	0.0190
			2	0.0085
	4700	Irrigated (Dairies)	1	0.0190
			2	0.0085
	4800	Irrigated (Poultry)	1	0.0190
			2	0.0085
	4900	Irrigated (Feed Lots)	1	0.0190
			2	0.0085
	5000	Dry (Open)	1	0.0190
			2	0.0085
	5100	Dry (Fruits and Nuts)	1	0.0190
			2	0.0085
	5200	Dry (Vineyards)	1	0.0190
			2	0.0085
	5300	Dry (Field Crops)	1	0.0190
			2	0.0085
	5400	Dry (Pasture)	1	0.0190
			2	0.0085
	5500	Dry (Timber-Pine)	1	0.0190
			2	0.0085
	5600	Dry (Timber-Fir)	1	0.0190
			2	0.0085
	5700	Dry (Timber-Redwood)	1	0.0190
			2	0.0085
	5800	Dry (Desert Land)	1	0.0190
			2	0.0085
	5900	Dry (Waste Land)	1	0.0190
			2	0.0085

TABLE 1
RUNOFF FACTORS

	Use Code	Use Code Description	Area Limits*	Zone	Runoff Factor
RECREATIONAL	6000	Open		1	0.0190
				2	0.0085
	6100	Theaters		1 & 2	0.9086
	6200	Open		1	0.0190
				2	0.0085
	6300	Bowling Alleys		1 & 2	0.9850
	6400	Clubs, Lodge Halls, Fraternal Organizations		1 & 2	0.9086
	6500	Athletic and Amusement Facilities		1 & 2	0.6551
	6600	Golf Courses		1 & 2	0.0289
	6700	Race Tracks		1 & 2	0.6551
INSTITUTIONAL	6800	Camps		1	0.0190
				2	0.0085
	6900	Skating Rinks		1 & 2	0.4733
	7000	Open		1 & 2	0.4733
	7100	Churches		1 & 2	0.8194
	7200	Schools		1 & 2	0.8194
	7300	Colleges, Universities		1 & 2	0.4733
	7400	Hospitals		1 & 2	0.7435
	7500	Homes for Aged and Others		1 & 2	0.6815
	7600	Open		1 & 2	0.4733
MISCELLANEOUS	7700	Cemeteries, Mausoleums, Mortuaries		1 & 2	0
	7800	Open		1 & 2	0.4733
	7900	Open		1 & 2	0.4733
	8000	Open		1	0.0190
				2	0.0085
	8100	Utilities		1 & 2	0.4733
	8200	Mining		1	0.0190
				2	0.0085
	8300	Petroleum and Gas		1 & 2	0.1279
	8400	Pipelines, Canals		1 & 2	0
	8500	Rights of Way		1	0.0190
				2	0.0085
	8600	Water Rights		1 & 2	0
	8700	Rivers, Lakes and Quarries		1 & 2	0
	8800	Government-Owned Properties		1 & 2	0
	8900	Dump Sites		1	0.0190
				2	0.0085
	9200	Horse Stables		1 & 2	0.0315
	9300	Unclassified		1 & 2	0
	9800	Non-Numeric Use Codes	≤0.3257	1 & 2	0.4176
			>0.3257	1	0.0190
				2	0.0085
	9900	Zero-Zero Use Codes	≤0.3257	1 & 2	0.4176
			>0.3257	1	0.0190
				2	0.0085

*Any area (in acres) in excess of specified amount uses the additional runoff factor for that area.

TABLE 2

Zone 1

Mapbook 2003		Mapbook 2004		Mapbook 2005		Mapbook 2006	
Page	Rural/Urban	Page	Rural/Urban	Page	Rural/Urban	Page	Rural/Urban
001	U	001	U	001	U	001	U
002	U	002	U	002	U	002	U
003	U	003	U	003	U	003	U
004	U	004	U	004	U	004	U
005	U	005	U	005	U	005	U
006	U	006	U	006	U	006	U
007	U	007	U	007	U	007	U
008	U	008	U	008	U	008	U
009	U	009	U	009	U	009	U
010	U	010	U	010	U	010	U
011	U	011	U	011	U	011	U
012	U	012	U	012	U	012	U
013	U	013	U	013	U	013	U
014	U	014	U	014	U	014	U
015	U	015	U	015	U	015	U
016	R	016	R	016	R	016	R
017	R	017	R	017	R	017	R
018	R	018	R	018	R	018	R
019	R/U	019	R/U	019	R/U	019	R/U
020	U	020	U	020	U	020	U
021	U	021	U	021	U	021	U
022	U	022	U	022	U	022	U
023	U	023	U	023	U	023	U
024	R	024	R	024	R	024	R
025	R	025	R	025	R	025	R
026	R	026	R	026	R	026	R
027	R	027	R	027	R	027	R
028	R/U	028	R/U	028	R/U	028	R/U
029	U	029	U	029	U	029	U
030	U	030	U	030	U	030	U
031	U	031	U	031	U	031	U
032	U	032	U	032	U	032	U
033	R	033	R	033	R	033	R
034	R	034	R	034	R	034	R
035	R	035	R	035	R	035	R

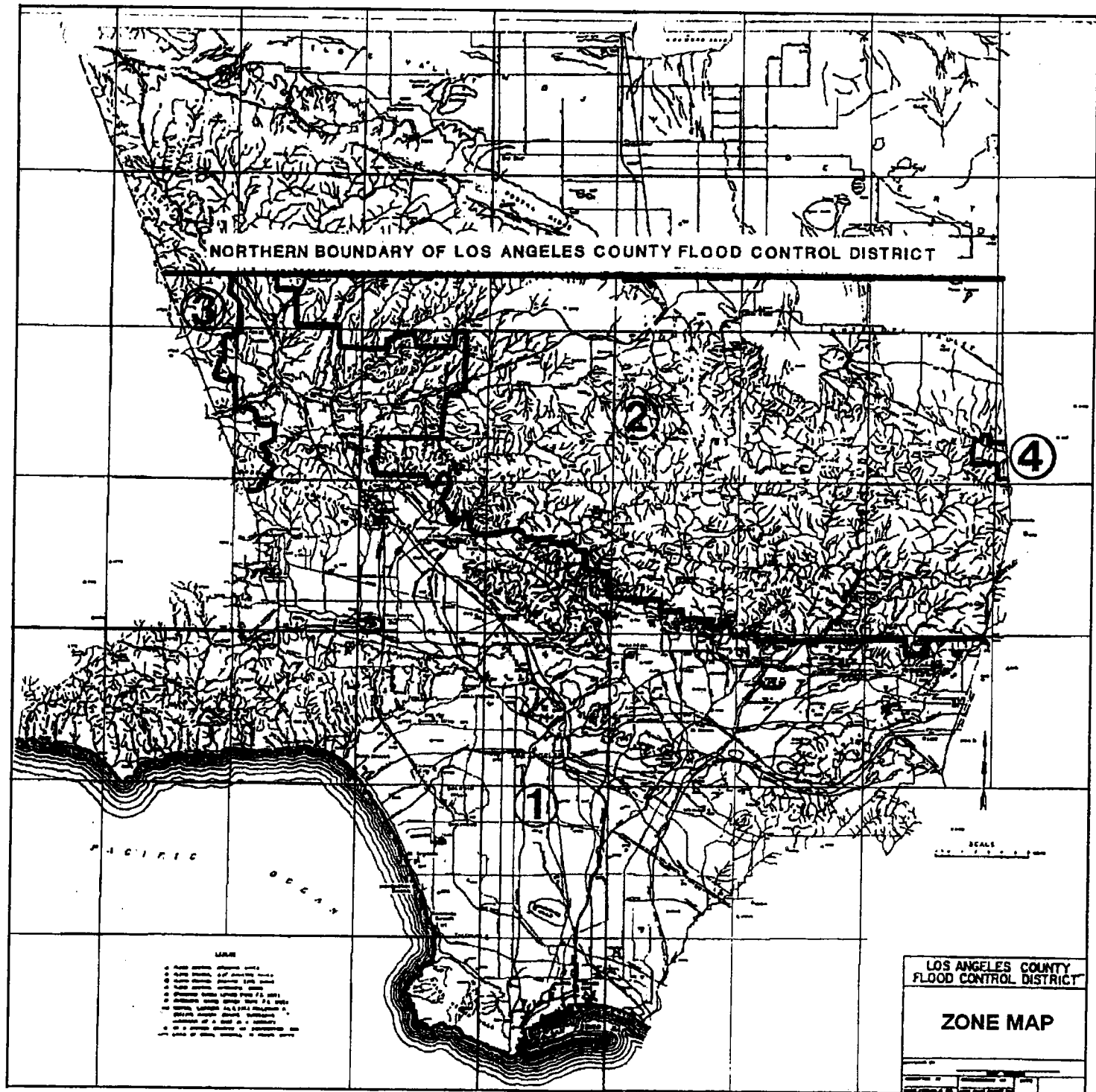


FIGURE 1